

**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 56**

DATE: October 23, 2017

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: James A. Hayes, AICP – City Manager *NH*
David H. Willett – Director of Public Works *PR*

SUBJECT: **Council Discussion Item**
Northglenn Justice Center (NJC) Construction Update

PURPOSE

The City Construction Project Team will provide an update to Council on project status of the Justice Center project at the end of every month. This is the October 2017 update.

BACKGROUND

The Justice Center construction project was initiated and approved through City Council on March 27, 2017. FCI Constructors provided the City with a Guaranteed Maximum Price (GMP) to complete all site work and the building construction. Ground breaking occurred April 14, 2017.

The Building Construction Team:

- City of Northglenn, Owner
- Hoeffter Wysocki Architects (HWA), architecture and engineering
- FCI Constructors, Inc. (FCI), construction manager

CONSTRUCTION ACTIVITY

During the month of September the contractor focused on completing the structural steel frame. The structural steel was completed on September 22nd. The contractor has begun limited backfilling around the building and expects to complete the north foundation wall this month. Masonry work has begun on the interior and will be a focus of the contractor for this month.

BUDGET/TIME IMPLICATIONS

Thus far in September/October there have been several minor slow-downs for weather. However, the project is on schedule.

CONTINGENCY/CHANGE ORDERS

The recent contingency log and change order items this month are shown in yellow highlight.

Contractor's Contingency Log

1	Void Form System	\$116,027
2	Metal Panel Mock Up	\$2,500
3	Roof Clips Warranty	\$10,179
4	Added Type S1 Automated Door	\$12,990
5	100% CD Release	\$148,887
6	Utility (Water, Sewer, Storm) Elevation Lowering	\$19,144
7	Seismic Design, Victim Advocate Room, Fan Boxes	(\$105,151)
8	Utility Plan, Plumbing Changes	(\$3,146)
9	Generator Deduct	(\$19,288)
10	MSE East Wall Elevations	\$4,709

11	Water Line Changes and Accomma Street Repairs	(\$1,343)
12	Factory Paint Section Doors	\$4,545
13	Acoustical Panel Credit	(\$18,140)
14	Added Sprinkler Heads in Holding Cells	\$2,685
15	Roof Curbs	\$1,229
16	Glazing for Sectional Doors	\$2,137
Total Contingency Authorized		\$177,964
Construction Contingency		\$545,460
Remaining Construction Contingency		\$367,496

Change Order Log (encumbered from owner's contingency)

N/A	Original CMAR Contract/Pre-Construction Fee	\$48,456
1	Amend original contract to include Guaranteed Maximum Price, includes contractor Fee and contractor contingency	\$19,863,150
1A	Comm Dr Roadway and Traffic Signal Improvements	\$XXX,XXX
<i>Owner's Contingency</i>		
2	Perimeter drain – up size piping (4' to 6"), add cleanouts	\$32,188
3	Structural fill adjacent to 14' front concrete wall	\$11,878
4	Glass façade change – store front to Curtain Wall	\$18,355
5	Defensive Tactics Room	\$13,929
Total Contingency Encumbered		\$76,350
Owner's Contingency (3% of \$19,863,150)		\$595,895
Remaining Owner's Contingency		\$519,545

STAFF REFERENCE

David H. Willett, MBA, PE – Director of Public Works dwillett@northglenn.org 303.450.8783
Nathan Haasis P.E., Project Manager nhaasis@northglenn.org 303.450.8837

ATTACHMENT

5-Week Short Interval Schedule Calendar